

PLANNING COMMISSION MINUTES

April 18, 2001

CALL TO ORDER:

Chairman Vlad Voytilla called the meeting to order at 7:02 p.m. in the Beaverton City Hall Council Chambers at 4755 SW Griffith Drive.

ROLL CALL:

Present were Chairman Vlad Voytilla, Planning Commissioners Bob Barnard, Eric Johansen, Brian Lynott and Dan Maks. Planning Commissioners Gary Bliss and Chuck Heckman were excused.

Principal Planner Hal Bergsma, Senior Planner John Osterberg, Senior Planner Barbara Fryer, Associate Planner Scott Whyte, Traffic Engineer Sean Morrison, Assistant City Attorney Ted Naemura and Recording Secretary Sandra Pearson represented staff.

The meeting was called to order by Chairman Voytilla, who presented the format for the meeting.

VISITORS:

Chairman Voytilla asked if there were any visitors in the audience wishing to address the Commission on any non-agenda issue or item. There were none.

STAFF COMMUNICATION:

Principal Planner Hal Bergsma reminded Planning Commissioners that *Metro* had sent out questionnaires to all elected officials and members of the Planning Commissions in the region requesting input on implementation of and changes to the 2040 Growth Concept, observing that these should be completed and returned to *Metro* as soon as possible.

Commissioner Maks emphasized the necessity of completing and returning these questionnaires to *Metro* in a timely manner.

OLD BUSINESS:

Chairman Voytilla opened the Public Hearing and read the format for Public Hearings. There were no disqualifications of the Planning Commission members.

1 No one in the audience challenged the right of any Commissioner to hear any of
2 the agenda items, to participate in the hearing or requested that the hearing be
3 postponed to a later date. He asked if there were any ex parte contact, conflict of
4 interest or disqualifications in any of the hearings on the agenda. There was no
5 response.

6
7 **CONTINUANCES:**

8
9 **A. CUP 2001-0031 -- MURRAY HILLS CHRISTIAN CHURCH ADDITION**
10 **CONDITIONAL USE PERMIT**

11 *(Originally Scheduled for February 28, 2001 and postponed to April 18, 2001)*

12 The following land use application has been submitted for the proposed expansion
13 of the existing conditional use for Murray Hills Christian Church, an existing
14 church facility, located at 15050 SW Weir Road. The proposed church expansion
15 is intended to increase the size of the fellowship hall and the number of
16 classrooms, with no expansion proposed to the main sanctuary area. The
17 proposed addition includes a three-story portion located on the south building
18 elevation. The highest portion of the proposed building addition is 42 feet and the
19 lowest portion of the existing building is approximately 23 feet. Accordingly, the
20 average overall building height of the church would be approximately 32.5 feet.
21 Murray Hills Christian Church is generally located west of SW 148th Avenue and
22 south of SW Weir Road. The site can be specifically identified as Tax Lot 400 on
23 Washington County Assessor's Map 1S1-32AA. The subject property is zoned
24 Urban Standard Density (R-5) and is approximately 3.89 acres in size. Within the
25 R-5 zone, churches and related facilities are permitted as a conditional use.

26
27 Associate Planner Scott Whyte discussed a letter submitted by Ron Sattler and
28 Ann Faurot; David and LeeAnn Golder; and Matt and Becky Bloom, dated April
29 18, 2001, concerning this application and requesting that this Public Hearing be
30 continued. He suggested that a certain period of time be allocated to read these
31 particular letters, followed by the video presentation and staff presentation.

32
33 7:10 p.m. to 7:20 p.m. – Chairman Voytilla called for a brief recess to allow
34 Planning Commissioners the opportunity to review letters regarding this
35 application.

36
37 Observing that the letters had been reviewed, Chairman Voytilla indicated that the
38 Public Hearing would proceed.

39
40 Commissioners Lynott, Johansen, Barnard and Maks and Chairman Voytilla all
41 indicated that they had visited the site and had no contact with anyone regarding
42 this application.

43
44 Mr. Whyte presented a brief video of the site of Murray Hills Christian Church,
45 illustrating the site entrance, grounds, elevation and entrance to the existing
46 church, as well as the surrounding neighborhood. He presented the Staff Report

1 for this request for an expansion to an existing church building and described the
2 proposed development, observing that this is a dual conditional use request for the
3 church expansion and building height exception. He described the hours of
4 operation, the application history of the site and facility, adding that no changes
5 are proposed to the main sanctuary area. He summarized major issues concerning
6 this application, including height, relationship to neighboring properties and
7 drainage. He discussed the requirements for Conditional Use approval, and
8 described applicable development standards, including parking ratios, setbacks
9 and height standards and the requested exceptions. Observing that the definition
10 for building height is dependent upon the date that the subject property was
11 annexed to the City of Beaverton, he stated that for properties annexed to the City
12 prior to 1988, the definition of building height is as follows: "the vertical distance
13 from the average elevation of the finished grade to the highest point of the
14 structure." He mentioned that the Code does not provide any methodology for
15 determining the average elevation of the finished grade, adding that staff had
16 applied a simple method for making this determination, by adding the high point
17 and low point and divided this by two. In conclusion, he stated the staff finding
18 that the application meets applicable criteria and recommended approval, subject
19 to certain Conditions of Approval as listed in the Staff Report, and offered to
20 respond to any questions or comments.

21
22 Commissioner Johansen mentioned the possibility of locating a single-family
23 home within the southern portion of the subject property and questioned the visual
24 impact of a home versus the visual impact of the church expansion on the
25 neighborhood to the south.

26
27 Chairman Voytilla requested clarification of how the use of this site is being
28 monitored.

29
30 Mr. Whyte informed Chairman Voytilla that the use of this site is not being
31 monitored, adding that no method for monitoring has been proposed at this time.

32
33 Chairman Voytilla questioned the need for an additional location for community
34 activities at this site.

35
36 Mr. Whyte advised Chairman Voytilla that staff is not aware of this need at this
37 time.

38
39 Chairman Voytilla referred to page 21, specifically Section 3.4.2.2, which
40 pertains to urban services, and questioned the connection and compliance with
41 UPC and Fire Code.

42
43 Mr. Whyte informed Chairman Voytilla that staff had focused more on the safety
44 element portion of this issue, rather than convenient urban living.

45

1 Chairman Voytilla expressed concern with possibly inadequate drainage and the
2 potential impact on other properties.

3
4 Mr. Whyte informed Chairman Voytilla that the applicant has addressed the
5 requirements for site drainage analysis. He referred to the applicant's Storm
6 Drainage Analysis for the addition, flow calculations and a geotechnical report
7 that assesses slope stability. He added that the City Development Services
8 Engineer has reviewed all of these documents and has not identified potential
9 problems or concerns.

10
11 Commissioner Maks commended Mr. Whyte for what he considered a very well
12 prepared Staff Report, and requested clarification of his explanation of the
13 measurement of building height.

14
15 Mr. Whyte drew a picture on the white board illustrating the topographical
16 contours of the site and restated the applicable building height definition as the
17 vertical distance from the average elevation of the finished grade. He reiterated
18 that the Development Code provides no methodology for determining the average
19 elevation of the finished grade. He further described the method used by staff to
20 determine the average elevation of the finished grade. He advised Commissioner
21 Maks that he is correct in his assumption that 33 feet is the average height
22 according to the applicable definition for building height. He noted that the south
23 elevation may reach a total height of 42 feet, and that he has no knowledge of the
24 City of Beaverton utilizing this particular methodology in the past.

25
26 Chairman Voytilla expressed concern that by utilizing the term "finished grade",
27 it would be possible for some individual to radically manufacture the site to suit
28 their needs.

29
30 Mr. Whyte agreed that while this possibility does exist, he is not certain how
31 likely this is.

32
33 Chairman Voytilla expressed his concern with establishing a method that is
34 reasonable for all height calculations.

35
36 At the request of Commissioner Maks, Mr. Whyte discussed the parking ratio as it
37 relates to the seating capacity of the facility.

38
39 Commissioner Maks discussed the parking and occupancy issue, observing that
40 the sanctuary and fellowship hall should not be used concurrently. He expressed
41 concern with adequate parking at special occasions, such as weddings or other
42 events, observing that in addition to those attending the event, parking needs to be
43 available for services such as flowers, photographers and food.

44
45 **APPLICANT:**
46

1 **JIM MOORE**, representing *Yost Grube Hall Architects*, introduced himself and
2 Ron Kampe of *Otak Engineers*, provided a description of the project, the church
3 facilities and their proposal for a building expansion. Observing that the existing
4 building had been constructed in 1989, he pointed out that the original builder is
5 available for comment or questions. He described the existing building, noting
6 that there has been a lot of growth due to the growth of the community and the
7 services offered by this church. He discussed the current use of the site, adding
8 that the proposed expansion would provide for greater educational opportunities,
9 as well as more adequate space for church potlucks. He mentioned that there are
10 no plans to expand the size of the existing Montessori School, adding that they
11 intend to maintain the 20-student limit allowed under the existing Conditional Use
12 Permit. He described the intent of the building design, which is to maintain the
13 integrity of the original building concept. He pointed out that no increase in
14 traffic is anticipated, adding that there would also be no increase in noise on the
15 site. He discussed the existing wetland conditions of the site, and related
16 documentation, including the storm water report and plans for landscaping.
17 Concluding, he offered to respond to any questions or comments.

18
19 Commissioner Maks questioned whether the sanctuary is conditioned not to
20 exceed an occupancy of 200 individuals.

21
22 Mr. Moore advised Commissioner Maks that while he does not have this
23 information, the seating is fixed.

24
25 Commissioner Maks observed that while the seating is fixed at 200, the existing
26 Conditional Use Permit does not condition 200 and it would be possible to add
27 extra seats up to the maximum fire code occupancy of 299.

28
29 **EVELYN SILER**, Building Committee Chairperson, mentioned that only the
30 wedding coordinator and someone to run the audio system are generally the only
31 church personnel at the church during wedding services.

32
33 Commissioner Maks questioned the number of additional cars that would be
34 present due to floral arrangements, caterers, photographers and other such
35 services.

36
37 Ms. Siler advised Commissioner Maks that this differs with each individual
38 wedding, emphasizing that they only schedule a few weddings each year and that
39 the existing parking lot has never been filled beyond its capacity.

40
41 Commissioner Maks pointed out that the facility has been used for Girl Scouts,
42 Camp Fire and a Stamping Group. He requested clarification the Stamping Group
43 use.

44
45 Ms. Siler informed Commissioner Maks that she is not familiar with the Stamping
46 Group.

1 Commissioner Maks observed that there had been a Stamping Group in close
2 proximity to this church that had been denied a Home Occupational Permit in a
3 residential neighborhood due to traffic problems.
4

5 Repeating that she is not familiar with the function of a Stamping Group, Ms.
6 Siler informed Commissioner Maks that she does not know why this was
7 included. She mentioned that the Montessori School acquired their own
8 Conditional Use Permit, noting that they only rent the facility from the church and
9 that the church makes certain that they operate within their restrictions.
10

11 Commissioner Maks requested additional information as to the number of
12 children attending the Sunday School. He asked specifically whether these
13 children are in the classrooms at the same time that 200 worshipers are in the
14 sanctuary.
15

16 Ms. Siler advised Commissioner Maks that services are scheduled at 8:30 a.m.
17 and 11:00 a.m., adding that Sunday School for both adults and children is
18 scheduled in between these services, from 9:45 a.m. to 10:45 a.m. She explained
19 that the children are generally the children of those adults who attend one of the
20 two services.
21

22 Commissioner Bernard observed that if 200 individuals from the early service
23 remain for Sunday School, and 200 individuals from the late service arrive early
24 for Sunday School, there is a potential of 400 individuals being present during
25 Sunday School.
26

27 Ms. Siler emphasized that everyone who attends a service does not necessarily
28 remain or arrive early for Sunday School and that some individuals attend Sunday
29 School only, pointing out that occupancy estimates also include the children being
30 cared for in the nursery.
31

32 Chairman Voytilla asked if church members were generally residents of the
33 neighborhood.
34

35 Ms. Siler advised Commissioner Voytilla that many members live in the
36 immediate area of the church, most live in the Beaverton/Tigard area, and some
37 travel from as far as Seaside. She emphasized that this is a small, community
38 church.
39

40 Commissioner Voytilla pointed out that although Ms. Siler describes this is a
41 small community church, the outreach area does extend beyond the immediate
42 area. He questioned which portion of the building is utilized by the Montessori
43 School.
44

45 Ms. Siler advised Commissioner Voytilla that the Montessori School is currently
46 located in the lower level of the building, observing that it is currently necessary

1 to move their furniture on a weekly basis to provide adequate space for the adult
2 Sunday School class.

3
4 Chairman Voytilla questioned the potential for utilizing dual storage and dual
5 space, observing that remodeling might address their needs, as opposed to
6 creating additional separate spaces with single-use, rather than multiple-use,
7 functions.

8
9 Ms. Siler responded to Chairman Voytilla's question, noting that the library
10 serves multiple functions, adding that one of the adult classes is located in a small
11 staff office and the door is left open because there is not enough room and some
12 individuals are seated out in the hallway. She mentioned that classes are
13 scheduled both on weekends and throughout the week, adding that the Pastor
14 needs more space than is available in the small office he is currently utilizing.
15 She pointed out that the Associate Pastor has been located in a small conference
16 room attached to the Pastor's Office, noting that this individual needs an office
17 and the church needs a conference room.

18
19 Mr. Moore mentioned that the church has an active music program, although
20 space is extremely limited, adding that a great deal of creativity has been
21 necessary to find adequate space to locate instruments.

22
23 Chairman Voytilla requested that Mr. Moore take the time to calculate the total
24 occupancy of the facility at any one time, emphasizing his concern with parking.

25
26 Commissioner Maks requested a history of the growth rate of the church,
27 specifically the membership twelve years ago, five years ago and current church
28 membership.

29
30 Stating that she is the Building Committee Chairperson, Ms. Siler indicated that
31 she does not have this information. Observing that the existing building is not
32 adequate to meet current needs, she commented that they anticipate growing into
33 the proposed sanctuary for 200 individuals.

34
35 Chairman Voytilla requested further information on operations associated with
36 the youth group..

37
38 Ms. Siler advised Chairman Voytilla that the youth group meets on Sundays,
39 following the church services, adding that they meet until 2:00 p.m. and that
40 additional activities are scheduled for this group. She pointed out that although
41 there are no dances, some evening events are scheduled, noting that the additional
42 Pastor had been hired in order to provide assistance with the activities for this
43 youth group.

44
45 Chairman Voytilla informed Ms. Siler that he would like further information
46 regarding the amount of vehicles that would be involved with the use of the

1 fellowship hall by the youth group and emphasized the necessity of providing
2 sufficient facilities on site in order to address those needs.

3
4 8:34 p.m. to 8:42 p.m. – break.

5
6 **PUBLIC TESTIMONY:**

7
8 **MATT BLOOM**, a resident of 149th Terrace, mentioned that he has a view of the
9 church from his home and expressed concern with the proposal for what he
10 considers an imposing 56-foot tall wall, emphasizing that this would drastically
11 change the structure of the neighborhood. He discussed potential problems with
12 overflow parking, adding that these vehicles generally take up public parking and
13 end up spilling into peoples' yards. He observed that this church has already
14 increased from 50 to 200 members, expressing his opinion that church
15 membership could increase significantly in the future.

16
17 Commissioner Johansen questioned whether Mr. Bloom has experienced any
18 problems with the existing parking at the facility.

19
20 Mr. Bloom pointed out that he has not noticed any major parking problems as of
21 yet.

22
23 Mays complimented Mr. Bloom for a well-written letter, adding that it was very
24 succinct, to the point and addressed applicable criteria.

25
26 Chairman Voytilla requested clarification of Mr. Bloom's concerns with drainage
27 and fertilizers.

28
29 Mr. Bloom advised Chairman Voytilla that he is particularly concerned with the
30 addition of potentially harmful agents to the watershed, pointing out that any
31 fertilizer could run off into yards and eventually reach Fanno Creek. On question,
32 he stated that he has not had the opportunity to review the applicant's Drainage
33 Analysis Report.

34
35 **DAL NORRIS** mentioned that he is both a close neighbor and a member of the
36 church, adding that most of the current development in this area, which is located
37 at the foot of Cooper Mountain, has issues regarding elevation changes. He
38 discussed concerns with the potential for overflow parking, pointing out that
39 generally, fewer than 35 members attend the early service, adding that generally
40 no more than 140 members attend the late service. He observed that even with
41 overlapping services, the number of people at the church at any one time would
42 generally be well below 200. He discussed the multiple uses provided to the local
43 community in the existing fellowship hall, noting that there is not adequate space
44 to conduct these multiple uses simultaneously.

1 Commissioner Lynott questioned whether the local NAC meets at the facility on a
2 monthly basis.

3
4 Observing that he is not certain whether the local NAC meets at the facility on a
5 regular basis, Mr. Norris advised Commissioner Lynott that he has seen them
6 meeting there occasionally.

7
8 Ms. Siler pointed out that while the local NAC is not active at this time, several
9 other neighborhood groups have been utilizing the facility.

10
11 Commissioner Lynott questioned whether there have been any scheduling
12 conflicts.

13
14 Ms. Siler informed Commissioner Lynott that the Secretary attempts to
15 accommodate these groups as much as possible, adding that this sometimes
16 involves meeting in other rooms, although the Fellowship Hall is the only room
17 large enough to accommodate a large meeting.

18
19 Mr. Norris mentioned that when his wife and he had moved to this area, one of
20 the attractions of Murray Hills Christian Church had been the small congregation
21 of only 150 to 200 members. He expressed his opinion that there is a greater
22 involvement among the members of this small congregation, emphasizing that
23 there is no desire to become what he referred to as a "mega-church".

24
25 **RON SATTLER**, a resident of 149th Terrace, expressed his opinion that the
26 structure of the proposed addition to the church is so massive, the scale would
27 more than double and literally dominate the neighborhood. He pointed out that
28 the highest point of this very tall dome must be included in elevation, adding that
29 this proposal is not in character with what should be approved at this location and
30 that the application should be denied.

31
32 Commissioner Maks expressed his appreciation to Mr. Sattler for his well-
33 prepared letter and testimony.

34
35 Observing that his residence is located immediately south and adjacent to the
36 proposed development, **DAVID GOLDER** discussed his concerns with the height
37 and size of this massive structure, which he feels is not compatible with the
38 existing neighborhood. He emphasized that the building would actually be 56
39 higher than the elevation of his home, pointing out that the church would appear
40 higher as seen from his property. He pointed out that while there have been
41 improvements to the proposed landscape plan, this landscaping could not possibly
42 provide an adequate shield. He discussed the detention pond, pointing out that it
43 currently floods into his back yard and that the video actually showed this pond
44 after it had been pumped for the first time in over two years. He mentioned that
45 this pond is normally full and has flooded into his back yard every year, at times
46 becoming a small river that travels through his yard and into Fanno Creek. He

1 pointed out that the creek itself drains through a 30-inch graded pipe, emphasizing
2 that while this pipe is maintained by the City of Beaverton, it is actually located
3 on his property.

4
5 Commissioner Barnard requested further information on the graded drain ditch on
6 Mr. Golder's property.

7
8 Mr. Golder advised Commissioner Barnard that while this ditch is actually on his
9 property, maintenance is provided by the City of Beaverton through an easement.

10
11 Commissioner Barnard questioned whether Mr. Golder believes that the church
12 should provide improvements to existing drainage problems in the area.

13
14 Mr. Golder responded by noting that someone needs to address the drainage
15 problems.

16
17 Noting that he is the general contractor for the church, **BOB ABLE** expressed his
18 opinion that all reasonable concerns should be addressed through appropriate
19 Conditions of Approval and that he does not anticipate that any of these concerns
20 would necessitate the denial of the Conditional Use Permit. He pointed out that
21 although only a 25-foot setback is required, the church is proposing a much
22 greater setback of 100 feet, adding that the applicant is making every effort to be
23 reasonable with their conditional use. Observing that there have been some past
24 drainage problems, he noted that this is not a reason for a denial.

25
26 Commissioner Barnard asked Mr. Able if the church has any interest in spending
27 money to resolve Mr. Golder's drainage issue.

28
29 Mr. Able informed Commissioner Barnard that he is not the engineer and is not
30 familiar with the origin of this surface water described by Mr. Golder. He noted,
31 however, that any water generated by the church should be addressed
32 appropriately by the church.

33
34 Commissioner Maks requested information on the size and types of trees that
35 would be planted on the site, emphasizing his concern with compatibility.

36
37 Mr. Able advised Commissioner Maks that a Condition of Approval could require
38 that trees and vegetation be provided to adequately screen the building in any
39 manner desired, adding that the caliper of the tree could be increased in certain
40 areas. He mentioned that Ron Kampe, the engineer, could provide further
41 information regarding the type and size of the proposed trees.

42
43 **CHERYL HAINER** mentioned that she lives near and is a member of the
44 church, adding that she would like to address several concerns that had been
45 raised. She pointed out that although the church has an active youth group, it is a
46 very small youth group, emphasizing that size does limit growth and that it is

1 unlikely that the membership would expand beyond comfortable elbowroom. She
2 emphasized that the road through the site is not a through street, adding that the
3 chain is generally in place.
4

5 Commissioner Barnard pointed out that it is necessary for the members of the
6 Planning Commission to consider options that are probable or possible, rather
7 than what they personally feel is likely to occur.
8

9 **BECKY BLOOM** commented that she would like clarification of where the play
10 structure at the church would be located if the expansion is approved. She
11 expressed concern with the location of the dumpster and whether the Montessori
12 School might be enlarged at a later time. Observing that the church indicates that
13 they do not intend to grow, she pointed out that they continue to add new
14 activities to attract more members.
15

16 **APPLICANT REBUTTAL:** 17

18 In response to opposition testimony, Mr. Moore noted that most concerns appear
19 to be related to livability and impact upon the neighborhood. He stated that the
20 proposal is viable and would serve community. He discussed the size of the
21 structure, noting that Mr. Whyte's description is adequate and that the definition
22 of building height as described by the Unified Building Code (UBC) would most
23 likely come up with a lower building height. He discussed the proposal to plant
24 trees, which range from eight to twelve feet in height, adding that they consist of a
25 mixture of Evergreen and deciduous trees. He stated that the applicant has made
26 every effort to mitigate any concerns and provide an aesthetic design for
27 landscaping. He also pointed out that their engineer (*OTAK*) has researched the
28 issue and made determinations on how to provide a water facility that would be
29 effective in treating, maintaining and dispersing the water. He mentioned that
30 both the play structure and the dumpster would remain at their current locations,
31 adding that any increase in size to the Montessori School would necessitate a
32 separate Conditional Use Permit.
33

34 **RON KAMPE**, of *OTAK*, representing the applicant, responded to several issues
35 raised during public testimony regarding the drainage. He commented that fill
36 had been introduced to the residential area south of the church and noted that the
37 surrounding site development had some effect upon existing drainage conditions.
38 He noted that the diversion of the impervious area that had been collected to the
39 treatment area, pond area and creek, as well as improvements that had been made
40 in the mid-1990's, should have reduced the amount of natural drainage to the
41 south. He emphasized that the post-development runoff would be equal to or less
42 than the current or pre-development flows off the site.
43

44 Commissioner Maks questioned the effect of approval of the Conditional Use
45 Permit and denial of the height request.
46

1 Mr. Moore informed Commissioner Maks that a denial of the height request
2 would necessitate a drastic change in the proposed design of the structure, adding
3 that the applicant desires to maintain a fixed top elevation as a design issue. He
4 expressed his opinion that the result would be that the design would suffer.

5
6 Mr. Kampe commented that the Natural Resources area is somewhat restrictive as
7 to how the water detention pond maintenance issues could be addressed.

8
9 Assistant City Attorney Ted Naemura requested clarification of what the
10 recommendation had been given to the church with respect to the berm next to the
11 pond.

12
13 Mr. Kampe advised Mr. Naemura that the berm is being raised 1-1/4 feet.

14
15 Ms. Siler emphasized that the church is making every effort to mitigate all
16 concerns.

17
18 On question, Mr. Whyte indicated that he had no further comments.

19
20 Commissioner Johansen questioned the necessity of adding any Conditions of
21 Approval for the maintenance of the drainage facilities.

22
23 Mr. Whyte advised Commissioner Johansen that proposed Condition of Approval
24 No. 5 addresses the proposed relocation of the existing storm water bio-filtration
25 swale and modifications, but does not contain a provision for regular
26 maintenance.

27
28 On question, Mr. Naemura indicated that he had no further comments.

29
30 Chairman Voytilla questioned whether Mr. Naemura has any specific comments
31 regarding Mr. Sattler's testimony regarding the height standard determined by
32 staff.

33
34 Observing that the testimony speaks for itself, Mr. Naemura advised Chairman
35 Voytilla that he cannot really comment on this issue.

36
37 The public portion of the Public Hearing was closed.

38
39 Expressing his opinion that the application meets applicable criteria,
40 Commissioner Barnard expressed his support for what he considers a reasonable
41 use of this property.

42
43 Commissioner Lynott stated that he is in favor of the application, suggesting the
44 possible addition of a Condition of Approval to address the drainage issue in Mr.
45 Golder's back yard.

46

1 Expressing his appreciation of the written and oral testimony, Commissioner
2 Maks pointed out that while he agrees that the property is very well maintained
3 and that there is a need for expansion, he concurs with the neighbors' concerns
4 with respect to the size and mass of the proposed structure within this residential
5 neighborhood. He commented that he would support the application, with an
6 additional Condition of Approval providing that the Fellowship Hall does not
7 operate the same hours as the sanctuary.
8

9 Chairman Voytilla expressed his agreement with Commissioner Maks with
10 respect to the mass of the structure being out of context with surrounding
11 neighborhood. Because a conditional use runs with the land and ownership
12 changes, he suggested the possibility that a revised architectural plan could
13 address the height issue, adding that he is in support of the application with
14 limitations on use.
15

16 Commissioner Johansen observed that this is a difficult decision that involves
17 compatibility issues and concern with meeting applicable criteria. Referring to
18 the issue with the height and slope combination, he observed that this is not an
19 unusual situation for this area and topographic design. He expressed his opinion
20 that this high quality architectural design would be a benefit to and not
21 inconsistent with the neighborhood, adding that appropriate landscaping could
22 minimize any impact. He expressed his support of both the use and height in this
23 application, suggesting a Condition of Approval for the ongoing maintenance by
24 the applicant to the bio-swale and water retention pond.
25

26 Commissioner Maks questioned whether it is necessary to take action on the letter
27 requesting a continuance of this Public Hearing.
28

29 Mr. Naemura advised Commissioner Maks that the request to take additional time
30 to consider what had been submitted had been addressed by giving these materials
31 due consideration, emphasizing that action had been taken to accommodate this
32 request and that there had been no further subsequent request for additional time.
33

34 Commissioner Maks **MOVED** for the approval of CUP 2000-0031 – Murray
35 Hills Christian Church Addition, based upon the testimony, reports and exhibits
36 presented during the Public Hearing on the matter, additional written
37 correspondence, and upon the background facts, findings and conclusions found
38 in the Staff Report dated April 11, 2001, subject to Conditions of Approval Nos. 1
39 through 6, including additional Condition of Approval, as follows:
40

- 41 7. Use of the Fellowship Hall portion of this expansion shall occur
42 outside Sanctuary hours.
43

44 Commissioner Barnard requested further clarification of the additional Condition
45 of Approval.
46

1 Mr. Naemura suggested that both of the intents should be harmonized, providing
2 that if greater than 200 individuals occupy either the Fellowship Hall or the
3 Sanctuary, simultaneous use of the Sanctuary or the Fellowship Hall shall be
4 limited to 100 individuals.

5
6 Chairman Voytilla questioned the possibility of placing a limit of 300 individuals
7 in the entire structure.

8
9 Commissioner Maks **MOVED** and Commissioner Barnard **SECONDED** a
10 motion that the rules allowing no land use applications after 10:00 p.m. be
11 suspended and that the Public Hearing be continued.

12
13 Motion **CARRIED**, unanimously.

14
15 Mr. Whyte requested clarification of the motion for approval of the application,
16 specifically whether there had been any changes or additions to the Conditions of
17 Approval.

18
19 Commissioner Maks advised Mr. Whyte that Mr. Naemura is providing assistance
20 in the addition of a Condition of Approval regarding occupancy.

21
22 Mr. Naemura suggested that the Condition of Approval provide that if the
23 Fellowship Hall is occupied by 200 or more individuals, the simultaneous
24 occupancy of the Sanctuary shall be limited to 100 individuals, and that if the
25 Sanctuary is occupied by 200 or more individuals, the simultaneous occupancy of
26 the Fellowship Hall shall be limited to 100 individuals.

27
28 Commissioner Maks **MOVED** that Condition of Approval No. 7 provide that:

29
30 7. Use of the property shall not at any time exceed 400 individuals.

31
32 Commissioner Johansen **SECONDED** the motion for approval of CUP 2000-
33 0031 – Murray Hills Christian Church Addition, including additional Condition of
34 Approval No. 7.

35
36 Commissioner Johansen **MOVED** for the addition of a friendly amendment to the
37 end of Condition of Approval No. 5, as follows:

38
39 Ongoing maintenance to the storm water bio-filtration swale and detention
40 pond shall be provided by the applicant in order to ensure proper operation
41 of these facilities.

42
43 Commissioner Barnard questioned whether the applicant would be responsible for
44 any repairs or upgrades necessary for this drainage system that is located on
45 another individual's property.

46

1 Mr. Naemura commented that this would involve any maintenance required by
2 the site approval, rather than anything that is special or unexpected.

3
4 Commissioner Barnard observed that the drainage ditch is actually located on Mr.
5 Golder's property, adding that the City has an easement to allow for maintenance.

6
7 Commissioner Maks indicated that he had not accepted Commissioner Johansen's
8 friendly amendment, as stated.

9
10 Commissioner Johansen **MOVED** for to amend the end of Condition of Approval
11 No. 5, as follows:

12
13 Ongoing maintenance shall be provided to the storm water bio-filtration
14 swale and storm water detention pond in order to ensure proper operation
15 of these facilities.

16
17 Commissioner Barnard **SECONDED** the motion to amend the end of Condition
18 of Approval No. 5.

19
20 Motion **CARRIED**, unanimously, for the amendment to the end of Condition of
21 Approval No. 5.

22
23 Motion **CARRIED**, unanimously, for the for the approval of CUP 2000-0031 –
24 Murray Hills Christian Church Addition, including Conditions of Approval Nos. 1
25 – 6, additional Condition of Approval No. 7, and the amendment to the end of
26 Condition of Approval No. 5.

27
28 10:05 p.m. – Mr. Osterberg and Mr. Whyte left.

29
30 **NEW BUSINESS:**

31
32 **PUBLIC HEARINGS:**

33
34 **A. CPA 99-00025 - LAND USE ELEMENT TEXT AND COMPREHENSIVE**
35 **PLAN LAND USE MAP**

36 This proposed amendment to the Land Use Element text and Comprehensive Plan
37 Land Use Map came before the Planning Commission on the following dates in
38 2000: January 19, March 15, April 12, May 31, June 21, August 2, August 30,
39 September 20, October 18, November 15, and November 29, 2000. The Planning
40 Commission recommended approval on November 29, 2000. On March 5, 2001,
41 staff requested City Council remand portions of the proposal back to the Planning
42 Commission for reconsideration after discovering notice had not previously been
43 provided to some areas, and after discovering mapping errors in the proposal.

44
45 Senior Planner Barbara Fryer described the proposal and discussed the history of
46 this application and amendments that are now being proposed. She discussed

1 Remand Areas Nos. 1 – 7, specifically Remand Area No. 1, which pertains to the
2 properties owned by *Yamomoto Manufacturing*, including four contiguous Tax
3 Lots, for a total of approximately 14 acres, adding that staff had proposed
4 designating this area as Employment in the character of the surrounding
5 properties. She pointed out that the surrounding properties are developed in a
6 Campus Industrial (CI) nature, adding that the unincorporated properties are
7 designated as an Industrial Business Park, which would be translated to CI upon
8 incorporation into the City of Beaverton. She discussed other areas designated as
9 industrial, observing that these particular areas have developed infrastructure to
10 meet the needs of truck traffic and heavy rail. She pointed out that this area does
11 not have that capacity, adding that while they recognize the need of the school
12 district to have storage and maintenance facilities, there is still some concern with
13 the retention of heavy industrial office land for uses that generate a greater
14 amount of employment.

15
16 Observing that Ms. Fryer is suffering from a cold and is losing her voice, Mr.
17 Bergsma commented that he would be providing assistance on her behalf.
18 Referring to the lateness of the hour, he suggested that rather than reviewing each
19 individual remand area, some of the remand issues be continued and that tonight's
20 focus be on the areas that are represented by interested property owners who have
21 been here through the previous three-hour Public Hearing. He recommended that
22 these property owners at least be provided the opportunity to testify, adding that
23 that their issues should be addressed and resolved this evening, if possible. He
24 mentioned that one of the properties represented tonight includes the *Yamomoto*
25 *Manufacturing* property in Remand Area 1, represented by the *Beaverton School*
26 *District*, which would like to acquire the property and *Yamomoto Manufacturing*,
27 who would like to sell the property. He noted that the other property represented
28 tonight involves Remand Area 7, owned by the *Sisters of St. Mary*, which is
29 located at the northeast corner of Tualatin Valley Highway and Murray
30 Boulevard. He pointed out that he would like to provide the individuals
31 representing both Remand Area 1 and Remand Area 7 the opportunity to testify
32 and give some consideration to their testimony. He stated that copies of letters
33 from *Beaverton School District* regarding Remand Areas 1, 2 and 3 have been
34 distributed, as well as copies of a letter from the *Sisters of St. Mary* regarding
35 Remand Area 7. Concluding, he emphasized that tonight's focus should be on
36 information pertaining to Remand Areas 1 and 7 and suggested that the remaining
37 issues be continued.

38
39 Observing that he would like to make certain that these individuals all be
40 provided an opportunity to testify this evening, Chairman Voytilla questioned
41 whether the Commissioners have any compelling questions to ask of staff prior to
42 hearing public testimony.

43
44 Observing that the *Beaverton School District* has concerns with three separate
45 remand areas, Commissioner Maks questioned whether they would like to address
46 all three issues at this time.

1 Mr. Bergsma advised Commissioner Maks that while the school district would
2 like to eventually address all three remand areas, due to the lateness of the hour,
3 he prefers to limit tonight's public testimony to Remand Areas 1 and 7.
4

5 Commissioner Johansen questioned the possibility of conditioning Remand Area
6 1 to Light Industrial (LI), based upon the anticipated subsequent acquisition and
7 development.
8

9 Mr. Bergsma informed Commissioner Johansen that this suggestion is not
10 practical and legally questionable.
11

12 **PUBLIC TESTIMONY:**
13

14 **JACK ORCHARD** introduced himself and Cheryl Harmon, both of whom
15 represent the *Sisters of St. Mary*, adding that he would like to address Remand
16 Area 7. He pointed out that this property has for years been classified as General
17 Commercial (GC) and shares access with the gas station at Tualatin Valley
18 Highway and Murray Boulevard, which remains a GC site. He mentioned that the
19 existing building is extremely difficult to reuse under SCMU designation,
20 emphasizing that the demolition of this building would be very expensive.
21 Observing that the building is now vacant because *Wells Fargo Bank* is no longer
22 operating at that site, he suggested that this site be left as a Corridor, rather than
23 an SC designation.
24

25 On question, **CHERYL HARMON** indicated that she is available to respond to
26 questions or comments.
27

28 Commissioner Maks questioned the distance between the gas station and the
29 nearest light rail station.
30

31 Mr. Orchard advised Commissioner Maks that the gas station is located at the
32 corner of Tualatin Valley Highway and Murray Boulevard, adding that the nearest
33 light rail station is the station north of Millikan Way on the Tektronix property.
34 Observing that he is not certain of the precise distance, he pointed out that there
35 are several methods for measuring this distance and mentioned that these
36 properties do not involve light-rail compatible locations.
37

38 **JAMES LYNCH**, representing *Beaverton School District*, mentioned that he is
39 present to address Remand Area 1, adding that while he is in support of
40 continuing to designate this area as Light Industrial (LI), he is primarily available
41 to respond to any questions. He clarified that while this facility would not be a
42 relocation of the entire bus operation, it would be the primary base of operation
43 for transportation facilities, adding that there are other growth needs within the
44 district.
45

1 **STEVE PFEIFFER**, representing *Yamomoto Manufacturing*, discussed Remand
2 Area 1 and expressed support of Mr. Lynch's testimony, urging that action be
3 taken tonight, if possible.
4

5 The portion of the Public Hearing regarding Remand Area 1 was closed in order
6 to allow the Planning Commission to take action.
7

8 Mr. Bergsma pointed out that the Staff Report recommended that the existing
9 designation of Station Community be retained on Remand Area 7, and discussed
10 other issues of the remand area properties. He noted that two other properties, to
11 the north and east of the *Wells Fargo Bank* property, should also be considered
12 for redesignation to the Corridor. However, because these properties were not
13 remanded by the City Council, notification was not sent to those property owners
14 in advance of this Public Hearing. He suggested that the Public Hearing for
15 Remand Areas 2 through 7 of CPA 99-00025 – Land Use Element Text and
16 Comprehensive Plan Land Use Map be continued until June 6, 2001.
17

18 On question, Mr. Naemura indicated that he had no comments at this time.
19

20 Commissioner Maks **MOVED** and Commissioner Johansen **SECONDED** the
21 motion that CPA 99-00025 – Land Use Element Text and Comprehensive Plan
22 Land Use Map Remand Area 1 be designated as Light Industrial (LI).
23

24 Motion **CARRIED**, unanimously.
25

26 Commissioner Maks **MOVED** to continue CPA 99-00025 – Land Use Element
27 Text and Comprehensive Plan Land Use Map, specifically Remand Areas 2
28 through 7, to a date certain of June 6, 2001, and directing staff to notify adjacent
29 property owners with regard to their addition to Remand Area 7.
30

31 Ms. Fryer requested that this motion be amended to clarify the properties to be
32 added to Remand Area 7 as Map 1S1-16BB, Tax Lots 02700 and 03100.
33

34 Commissioner Maks amended his motion to provide the Tax Lot numbers
35 identified by staff.
36

37 Commissioner Barnard **SECONDED** the motion, as amended, to continue CPA
38 99-00025 – Land Use Element Text and Comprehensive Plan Land Use Map
39 Remand Areas 2 through 7 to a date certain of June 6, 2001, and directing staff to
40 notify two specific property owners with regard to their addition to Remand Area
41 7.
42

43 Motion, as amended, **CARRIED**, unanimously.
44

45 10:40 p.m. – Mr. Bergsma and Ms. Fryer left.
46

1 **MISCELLANEOUS BUSINESS:**

2
3 Referring to the pending Land Use Order for Home Depot, Chairman Voytilla
4 pointed out although Commissioner Bliss is not available this evening, he would
5 like to have his input. He requested that any comments or input be forwarded to
6 staff to allow them to prepare the final Land Use Order to be signed and mailed
7 by Friday, April 20, 2001.

8
9 Mr. Naemura observed that paragraph 12 of the Land Use Order had gotten
10 duplicated, noting that one of these duplicate paragraphs should be eliminated.
11 He discussed corrections to the document, adding that the footnotes would be
12 properly numbered and that what he referred to as redundant portions of the first
13 paragraph of page one would be eliminated. He discussed issues on pages 9 and
14 10 that Commissioner Maks had been concerned with, specifically concepts
15 regarding livability and diverse economic situations. He pointed out that
16 livability seems to be consistently envisioned in terms of compatibility and that
17 the discussion of diversity relates to the employment center concept.

18
19 At the request of Chairman Voytilla, Planning Commissioners reached a
20 consensus that the Land Use Order would be revised by staff and signed and
21 mailed on Friday, April 20, 2001.

22
23 **WORK SESSION:**

24
25 **MERLO STATION AREA PLAN**

26 Discussion of preliminary draft Comprehensive Plan and Development Code
27 amendments was continued to May 9, 2001.

28
29 **APPROVAL OF MINUTES:**

30
31 Minutes of the meeting of March 21, 2001, submitted. Commissioner Johansen
32 **MOVED** and Commissioner Maks **SECONDED** a motion that the minutes be
33 approved as written.

34
35 Motion **CARRIED**, unanimously, with the exception of Commissioner Barnard,
36 who abstained from voting on this issue.

37
38 **MISCELLANEOUS BUSINESS:**

39
40 Chairman Voytilla requested that staff make efforts to make certain that packets
41 are received by Planning Commissioners in a timely manner.

42
43 The meeting adjourned at 10:55 p.m.